

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
June 25, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in Study Session on Wednesday, June 25, 2008 at 6:45 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Present on silent roll call included Commissioners: Dominic Noce, Jim Kessler, Greg Kuzmar, and Adam Gawlikowski. Absent without notice was Commissioner Brice Johnson. Also in attendance were Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken.

**General Substance of the Study Session**

**Resolutions #2008-09, #2008-10 and #2008-11** were reviewed by the Director and Attorney Green-Fraley. No comments were received.

**A Letter from the Northwest Indiana Forum** was read and reviewed.

Commissioners discussed a possible change in the **July 2008 regularly scheduled Public Meeting date**.

The Director shared notes and comments from her attendance at the recent CIP Conference in Chicago.

**ADJOURNMENT:**

**The Study Session was adjourned at 6:57 PM** for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL PUBLIC MEETING  
June 25, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on June 25, 2008 at 7:01 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

**ROLL CALL:**

Present on roll call included Redevelopment Commissioners Adam Gawlikowski, Dominic Noce, Greg Kuzmar, and Jim Kessler. Absent without notice was Commissioner Brice Johnson. Also in attendance were Economic Development Commissioner George VandeWerken and Attorney Carol Green-Fraley. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

**MINUTES OF PREVIOUS SESSIONS: None**

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None**

**SPECIAL ORDERS:**

President Gawlikowski announced that the Commission will call a public hearing to order regarding the proposed expansion of the Redevelopment Area 2008 and designating the Highland Redevelopment Area as an Allocation Area. First Mr. Gawlikowski asked Attorney Green-Fraley if proofs of publication were in order. Attorney Green-Fraley stated that she had reviewed the proofs of publication and verified that they were printed in The Times newspaper on June 13, 2008. Mr. Gawlikowski then called the public hearing to order and requested comments from the public. No comments were received, either written or oral. Mr. Gawlikowski closed the public hearing and asked for action on Resolution No. #2008-09. Commissioner Noce made a motion to approve Resolution No. #2008-09, A Resolution of the Highland Redevelopment Commission Confirming a Resolution Designating and Declaring Certain Areas as Redevelopment Areas and to Expand the Existing Highland Redevelopment Area. Commissioner Kessler seconded the motion. **Motion passed 4 ayes, 0 nays, and 1 absent.**

President Gawlikowski asked for action on Resolution No. #2008-10. Commissioner Noce made a motion to approve Resolution No. #2008-10, A Resolution of the Highland Redevelopment Commission Confirming a Resolution to Designate the Highland Redevelopment Area, as Expanded, as an Allocation Area for the Purposes of Utilizing Tax Increment Financing. Commissioner Kessler seconded the motion. **Motion carried 4 ayes, 0 nays, and 1 absent.**

President Gawlikowski announced that the Commission will call a public hearing to order regarding the proposed Designation of an Economic Development Area, a Plan for the Area, and Designating an Allocation Area for the Purposes of Utilizing Tax Increment

Financing. First, Mr. Gawlikowski asked Attorney Green-Fraley if proofs of publication were in order. Attorney Green-Fraley responded that she had reviewed and verified the proofs of publication and that the notice appeared in The Times on June 13, 2008. President Gawlikowski called the public hearing to order and requested comments from the public. No written or oral comments were received. President Gawlikowski then closed the public hearing and asked Commissioners for action on Resolution No. #2008-11. Commissioner Kessler made a motion to approve Resolution No. #2008-11, A Resolution of the Highland Redevelopment Commission Confirming a Resolution Designating and Declaring an Area in the Town of Highland, Indiana as an Economic Development Area and Approving an Economic Development Plan for Said Area and Designating an Allocation Area for Said Area. **Motion passed 4 ayes, 0 nays, and 1 absent.**

#### **COMMUNICATIONS:**

Secretary Noce read correspondence from Mr. Vince Galbiati, Executive Director of the Northwest Indiana Forum. The Forum thanked the Commission and its Director for participation in the Forum. President Gawlikowski thanked the Director for her participation, also.

**UNFINISHED BUSINESS AND GENERAL ORDERS: None**

#### **NEW BUSINESS:**

Commissioner Kessler made a motion to cancel the July 9, 2008 Public Meeting and Study Session due to conflicting schedules of the Director and Commissioners; and to reschedule the Public Meeting with the regularly scheduled Study Session on July 23, 2008. **Motion passed 4 ayes, 0 nays, and 1 absent.**

#### **BUSINESS FROM THE COMMISSIONERS:**

President Gawlikowski welcomed Mr. Greg Kuzmar to the Redevelopment Commission and stated that he believes Mr. Kuzmar will bring new ideas and talents to the Commission.

**PUBLIC COMMENTS: None**

#### **NEXT MEETING:**

The Redevelopment Commission will meet in a Public Meeting on July 23, 2008 with a Study Session before and following the Public Meeting. This meeting will take the place of the usual full Study Session. The next regularly scheduled Public Meeting will be held on August 13, 2008.

#### **ADJOURNMENT:**

Commissioner Noce made a motion to adjourn. Commissioner Kuzmar seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:15 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION RECONVENED  
June 25, 2008**

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 7:45 PM in the Upper Chamber of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

**ROLL CALL:** Present on silent roll call included Commissioners: Dominic Noce, Jim Kessler, Greg Kuzmar, and Adam Gawlikowski. Absent without notice was Commissioner Brice Johnson. Also in attendance were Economic Development Commissioner George VandeWerken, Plan Commissioners Mario Martini and Judith Mayer, and Wight Company consultants, Michael Lopez and Stella Koop.

**General Substance of the Study Session**

Wight Company consultants, Michael Lopez and Stella Koop reviewed changes in the last draft of the **Architectural and Design Standards and Guidelines** which will become known as the **Supplement to the Highland Municipal Code, Section 214.180: RD-Redevelopment District**. After carefully reviewing the changes, Wight Company will provide a copy of these final changes in a format that will be available on the town's website for Redevelopment Commissioners, Plan Commissioners, and Town Council to review. The Redevelopment Commission will call for approval of this Supplement at their August 13, 2008 meeting. If approved, it will be sent to the Plan Commission for approval, possibly at their August 20, 2008 meeting.

The Director will seek advice on whether or not a town ordinance will be needed to establish the Design Advisory Committee.

**ADJOURNMENT:**

The Study Session was adjourned at 10:00 PM